

Ref.No

Dated.....

Report on Title in respect of:

THE SCHEDULE -A ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT land measuring about **9 cottah 15 chittack 02 sq.ft.** more or less lying and situate at premises 29A, Sir Hariram Goenka Street, P.S. Posta, Kolkata-700007 under the Kolkata Municipal Corporation under Ward No.23, Borough No.IV, togetherwith brick built structure standing thereon, as shown in the MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

ON THE NORTH	Premises No.239, Rabindra Sarani and premises No.241, Rabindra Sarani ;
ON THE SOUTH	Sir Hariram Goenka Street ;
ON THE EAST	Rabindra Sarani ;
ON THE WEST	29/1, Sir Hariram Goenka Street, Kolkata-700007.



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(Background of title)

A. By virtue of Deed of Conveyance dated 8th day of January, 1937 registered at the office of the Registrar of Assurances Calcutta and recorded in Book No.I, Volume No.23, pages: 21 to 27 being No.53 for the year 1937 **Goenka Properties Ltd.** became the absolute Owner of premises No.385, Upper Chitpur Road, Calcutta now known as 237A, Rabindra Sarani measuring an area of **5 cottah 1 chittack 31 sq.ft.** more or less togetherwith brick built structure standing thereon and premises No.29, Banstolla Street now known as 29A, Sir Hariram Goenka Street, measuring an area of **4 cottah 13 chittack 42 sq.ft.** more or less togetherwith brick built structure standing thereon totaling to **9 cottah 15 chittack 28 sq.ft.** more or less under the Kolkata Municipal Corporation under Ward No.23, Borough No.IV. However, on survey total area of the aforesaid two premises has been found to be **9 cottah 15 chittack 02 sq.ft.** more or less, hereinafter referred to as the "**SAID PROPERTY**" as morefully and particularly described in the **SCHEDULE-A** hereunder written;

B. On 18th November, 2014 the Registrar of Companies Kolkata issued a certificate of incorporation pursuant to change name certifying that on and from 18th November, 2014 **Goenka Properties Ltd.** known as **VIGNESH PROPERTIES PVT. LTD.;**



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C. Mr. N.C. Patra caused necessary searches at the Registrar of Assurances Kolkata for the period commencing from 2002 to July, 2020. As per his searching report some entries with regard to the aforesaid property has been found which has stated hereunder.

Registration Office	Deed Type	Deed No.	Date of Registration
ARA-III Kolkata	Declaration relating to immovable property	190304423/2019	21.8.2019
ARA-II Kolkata	Declaration relating to immovable property	190203457/2018	13.9.2018
ARA-II Kolkata	Declaration relating to immovable property	190203481/2018	14.9.2018
ARA-II Kolkata	Declaration relating to	190200037/2019	4.1.2019

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	immovable property		
ARA-II Kolkata	Apartment Sale (Flat Apartment 255.96 sq.ft.)	190200810/2018	14.3.2018
ARA-II Kolkata	Apartment Sale (Flat Apartment 210.36 sq.ft.)	190200859/2018	16.3.2018
ARA-II Kolkata	Apartment Sale (Flat Apartment 273.42 sq.ft.)	190204955/2019	3.9.2019

Registered Deed No. 190304423/2019 executed by **VIGNESH
PROPERTIES PVT. LTD.** regarding Kolkata Municipal
Corporation Boundary declaration.



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Registered Deed No. 190203457/2018 executed by **VIGNESH**
PROPERTIES PVT. LTD. regarding Kolkata Municipal
Corporation Boundary declaration.

Registered Deed No. 190203481/2018 executed by **VIGNESH**
PROPERTIES PVT. LTD. regarding Kolkata Municipal
Corporation Boundary declaration.

Registered Deed No. 190200037/2019 executed by **VIGNESH**
PROPERTIES PVT. LTD. regarding Kolkata Municipal
Corporation Boundary declaration.

Registered Deed No. 190200810/2018 executed by **VIGNESH**
PROPERTIES PVT. LTD. by this Deed of Conveyance dated 14th
March,2018 **VIGNESH PROPERTIES PVT. LTD.** purchased
commercial flat being no.40 measuring about 213.30 sq. ft. built
up area (255.96 sq.ft. Super built up area) lying and situate at
premises 29A, Sir Hariram Goenka Street, P.S. Posta, Kolkata-
700007 under the Kolkata Municipal Corporation under Ward
No.23, Borough No.IV from Mr. Piyush Kumar Dave at a
consideration mentioned therein.

Registered Deed No. 190200859/2018 executed by **VIGNESH**
PROPERTIES PVT. LTD. by this Deed of Conveyance dated 16th
March,2018 **VIGNESH PROPERTIES PVT. LTD.** purchased
commercial unit being no.32 measuring about 175.30 sq. ft. built
up area (210.36 sq.ft. Super built up area) lying and situate at

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premises 29A, Sir Hariram Goenka Street, P.S. Posta, Kolkata-700007 under the Kolkata Municipal Corporation under Ward No.23, Borough No.IV from **Mr. Basant Kumar Soni** at a consideration mentioned therein.

Registered Deed No. 190204955/2019 an Agreement For Sale dated 1st June,2019 was entered into by and between **VIGNESH PROPERTIES PVT. LTD.** being the Owner and **Mr. Vivek Poddar** being the Tenant/Purchaser to purchase office room measuring about 217 sq. ft. built up area (260 sq.ft. Super built up area) lying and situate at premises 29A, Sir Hariram Goenka Street, P.S. Posta, Kolkata-700007 under the Kolkata Municipal Corporation under Ward No.23, Borough No.IV.

After examining all documents I certify that **VIGNESH PROPERTIES PVT. LTD.** has good, valid and marketable title over the said property and the said property is free from all encumbrances.

For Manna & Co. Advocates
Santam Karanakar
Advocate